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Massachusetts Department of Public Health

LODGING FACILITIES: COVID-19 RE-OPENING, PHASE II

MEHA Annual Meeting

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Lodgings Defined

For the purpose of Covid-19 re-opening, the Massachusetts Safety Standards defines lodgings as:

Lodging includes hotels, motels, inns, bed and breakfast accommodations, and all other short-term residential rentals including those arranged through on-line hosting platforms such as Airbnb and VRBO.

105 CMR 410.000 defines as:

Rooming House means every dwelling or part thereof which contains one or more rooming units in which space is let or sublet for compensation by the owner or operator to four or more persons not within the second degree of kindred to the person compensated. Boarding houses, hotels, inns, lodging houses, dormitories and other similar dwelling places are included, except to the extent that they are governed by stricter standards elsewhere created; provided that the provisions of 105 CMR 410.000 shall not apply to any hospital, sanatorium, convalescent or nursing home, infirmary or boarding home for the aged licensed by the Department of Public Health in accordance with the provisions of M.G.L. c. 111, § 51 or 71.

Permitting

Your community continues to permit hotels, motels, inns, bed and breakfast accommodations.

Short-Term rentals may be permitted by the community when:

- Unit meets the definition of a Rooming House; or

- Community adopts the provisions for short-term rentals allowed by MGL c. 64G, § 3A

- (unless community already assesses room tax)

MGL c. 64G, defines Short-Term Rental as, an owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such.

All Short-Term Rentals must be registered with the Department of Revenue.

Regulations and Massachusetts Safety Standards

Lodgings must meet the requirements of:

- **105 CMR 410.000: Minimum Standards of Fitness for Human Habitation** (State Sanitary Code, Chapter II)

AND

- The Reopening **Safety Standards and Checklist for Operators of Lodgings:**
 - [https://www.mass.gov/info-details/safety-standards-and-checklist-operators-of-lodgings,](https://www.mass.gov/info-details/safety-standards-and-checklist-operators-of-lodgings)

Reopening Safety Standards: Social Distancing

- Close/Re-Configure worker and guest common areas to allow 6 feet of physical distancing (require face coverings when not possible)
- Redesign office workspaces
- Establish directional hallways and pathways
- Limit number of people in elevators
- Discontinue valet service
- Prohibit gatherings of 10 or more workers

Reopening Safety Standards: Facilities and Operations

- Ballrooms, meeting rooms, function halls, and all other indoor or outdoor event facilities must remain closed. Lodging operators are not permitted to host weddings, business events, or other organized gatherings of any kind.
- On-site restaurants, pools, gyms, spas, golf courses, and other amenities co-located with the lodging operation may operate only as these categories are authorized to operate elsewhere in the Commonwealth and subject to the COVID-19 safety rules that apply to free-standing facilities of the same sort.
- Lodging operators must inform guests at the time a reservation is made and at check-in of the Commonwealth's policy urging travelers to self-quarantine for 14 days when arriving in Massachusetts from out of state.

Reopening Safety Standards: Hygiene Protocols

- Ensure access to handwashing facilities, at least 60% alcohol based sanitizers
- Provide workers with adequate cleaning products
- Limit use of shared handheld equipment and tools uses by workers
- Shared equipment/tools should be sanitized before, during, and after each shift
- Post signage throughout facility reminding workers and guests of hygiene protocols
- Discontinue use of shared food and beverage equipment
- Close manually operated ice machines, or use hands free machines

Reopening Safety Standards: Staffing and Operations

- Provide worker training on current safety information and proper hygiene
 - Social distancing and handwashing
 - Self-screening (temperature and symptoms checks)
 - When to stay home, see doctor
- Permit breaks outside to enable social distancing
- Stagger meals and breaks
- Establish contactless pickup and delivery
 - Room service
 - Laundry/Dry cleaning
 - Vendor supply receiving

Reopening Safety Standards: Staffing and Operations

- Maintain log of workers and guests for contact tracing
 - Name & Contact information
 - Date
 - Time
- Remove/Limit paper products in rooms
 - Pen, paper, guest directory, magazines, etc.
 - Make available digitally or upon request
 - Reduces potential for contaminating next guests
- Notify LBOH if owner is notified of a positive case at the facility
- Post notice to workers and guests health information outlined in Massachusetts Mandatory Safety Standards for Workplace

Reopening Safety Standards: Cleaning and Disinfecting

- Frequent cleaning and disinfecting common areas multiple times daily
- Establish enhanced room sanitation between guests
 - Hard surfaces
 - Laundering linens, bedspreads, and covers
- Bag dirty linens in sealed bag while in the room
 - Wash linens at high temperature and cleaned in accordance with CDC guidelines
- Track each departure and leave room vacant for 24 hours prior to cleaning
 - Allows for deep cleaning (disinfectants and cleaners time to dry)
 - Allows for reasonable air exchanges

Reopening Safety Standards: Cleaning and Disinfecting

- Housekeeping should not enter room while guest is there
- Housekeepers should open doors and windows to increase air circulation
- Keep cleaning logs
- Conduct frequent disinfecting of heavy transit areas and high-touch surfaces
 - Doorknobs, rolling carts, bathrooms
- If guest found to be positive for Covid-19, conduct enhanced CDC sanitization protocol before room is released for new occupancy

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Thank You!

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